CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF BRONX

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Cinthia Henriquez

Petitioner, (Landlord)

-against-

Joan Sebastian Zuluaga Velasquez,
Carla Daniela Castillo Alvarez
JOHN DOE, JANE DOE

Respondent(s), Tenant(s)

Premises:
51 E Clifford Place, 2nd Floor Room 2B,
Bronx, New York 10453,

Premises

----------X

Index No. L&T: 303730-24/BX

STIPULATION OF SETTLEMENT

Appearances:
Joan Sebastian Zuluaga Velasquez, (virtually on 4/19/2024)
Carla Daniela Castillo Alvarez (virtually on 4/19/2024)
John Doe and Jane Doe – non – appearing respondents
Petitioner – virtually and by counsel, Brian McCaffrey

This holdover proceeding is resolved as follows:

1. Respondents consents to the jurisdiction of this Court, and this stipulation having been allocated to them by the Court, Respondents waive all defenses and a right to trial to this proceeding. Case discontinued as against "John Doe" and "Jane Doe".

2. A final judgment of possession and warrant of eviction shall be entered in favor of Petitioner, warrant of eviction to be issued to a City Marshal forthwith and execution stayed through May 15, 2024.

3. Respondents have found an apartment located at 1508 Benson Street, Bronx, NY with a move-in date of April 25, 2024.

4. Respondent shall vacate the premises on or before April 25, 2024 and remove all personal property and return all keys to Petitioner. Any personal property not removed shall be deemed abandoned and may be disposed of by Petitioner.

5. The earliest date on which a City Marshal can serve a 10-day Notice of Eviction as required by RPAPL § 749 is May 16, 2024.

6. Respondent shall vacate the premises in broom clean condition, reasonable wear and tear excepted. Respondent acknowledges that the utilities such as plumbing and electrical are in working order and shall remain so upon Respondent's vacating to the best of his ability.

7. Petitioner is not aware of any pending "ERAP" application.

8. Petitioner waives rent arrears claims contingent upon respondents all vacating and surrendering possession on or before April 25, 2024.

9. Respondent represents that neither he/she nor any other persons occupying with him are in active military duty nor dependent upon any person(s) in active military duty.

By: Brian McCaffrey
Attorney for Petitioner

By: Joan Sebastian Zuluaga Velasquez

By: Carla Daniela Castillo Alvarez

CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF **BRONX**

Cinthia Henriquez

Petitioner (Landlord),

Index No. L&T _____

Notice of Holdover

-against-

Petition

Respondent(s)
(Tenant(s)),

Petitioner Business Address:

c/o 88-18 Sutphin Blvd.

Jamaica, N.Y. 11435

Joan Sebastian Zuluaga Velasquez,
Carla Daniela Castillo Alvarez
JOHN DOE, JANE DOE

Respondent (Undertenant).
Address:
51 E Clifford Place, 2nd Floor Room 2B,

Bronx, New York 10453

Your landlord is suing you for eviction.

1. Your landlord has started a holdover eviction case against you. That means the landlord says you should be evicted for a reason other than not paying your rent. The landlord's reasons are given in the attached Petition.

2. Your landlord is asking this Court for:
   - permission to evict you from your home at 51 E Clifford Place, 2nd Floor Room 2B,

     Bronx, New York 10453 and a money judgment for $0.00 plus interest from N/A

3. You must come to the Civil Court:
   Date:_____ Time:

   Address: **1118 Grand Concourse, Bronx, NY 10456**

   Room/Part:_____
   Warning! If you don't come to court at this date and time, a judgment may be entered against you. If that happens, the landlord will have the right to evict you. You have a right to postpone the case for 14 days, but you have to come to court to ask for that.

4. In court, you may tell the judge the legal reasons that you should be allowed to stay in your home. The legal reasons are called defenses. You can also say any claims you have against the landlord. You will have to prove your defenses and claims in court. You can also give your Answer in writing.

   Information to help you Answer the Petition is available online at nycourts.gov/housingnyc.
   Important! If you don't tell the Clerk about a defense in your Answer you might not be able to talk about it later in this case or any other case.

5. If your name is not on this Notice but you live in the home listed above, you have a right to come to Court on the court date and tell the judge the legal reasons that you should be allowed to stay in the home.

6. **Available Resources**:
   - **Legal Help**: Under New York City law, you may be able to get a free lawyer to represent you in this case. Call 718-557-1379 or go to nycourts.gov/nyc-freelawyer for information about getting free legal help. If you have money to hire a lawyer, you can contact the New York City Bar Legal Referral Service at 212-626-7373.
   - **Language Help**: If you don't speak English well or are deaf or hard of hearing, you have a right to a free interpreter. Tell the Court Clerk you need an interpreter or call 646-386-5670. To read a translation of this Notice in another language visit: nycourts.gov/housingnyc. For information on evictions:

     646-386-5750: Informations concernant les expulsions • বেদখলের তথ্য • 驱离租屋相关信息迫遷 相關資訊 • Информация о выселении • معلومات بشأن حالات الطرد بے دخلیوں کی معلومات • Enfòmasyon Konsènan Degèpisman • información sobre desalojos

   - **ADA Help**: If you need a special accommodation to use the court because of a disability, call 646-386-5300 or 711 (TTY) or tell a Court Clerk.
   - **Financial Help**: If you owe the rent and don't have the money, contact HRA's Infoline at 718-557-1399 for more information about getting help to pay the rent.
   - **Help at the Courthouse**: There is a Help Center in the courthouse where you can speak to a Court Attorney or a Volunteer Lawyer.
   - **Online Help**: Visit the Housing Court's website at: nycourts.gov/housingnyc (also available in Spanish and Chinese) or visit LawHelpNY at: lawhelpny.org.

Postponements and Rent Deposits. In court, you can ask to postpone your case. You have a right to postpone the case for at least 14 days. If your case is not finished in 60 days or you ask to postpone the case again, the court can order you to deposit money in court or make a rent payment to the landlord. If you don't do this, your case may go to trial right away. RPAPL Sec. 745.

After Judgment. If the court orders a judgment against you after a trial, the court may give you time to move. After that time is up, you will get a Notice of Eviction from a Marshal giving you at least 14 days to leave. If you don't leave, you will be evicted by the Marshal. RPAPL Sec. 749(2).

City of New York, County of **Bronx**

Dated: February 1, 2024

Clerk of the Civil Court of the City of New York:_____

Petitioner or Attorney for Petitioner: Brian McCaffrey, Esq.
Address: 88-18 Sutphin Blvd. Jamaica, N.Y. 11435
Telephone No. (718) 480-8280 email – info@mynylawfirm.com

CIVIL COURT OF THE CITY OF NEW YORK
COUNTY OF Bronx
----------x
Cinthia Henriquez

Plaintiff/Petitioner,

- against - Index No.

Joan Sebastian Zuluaga Velasquez
Carla Daniela Castillo Alvarez, John Doe and Jane Doe
Defendant/Respondent.
----------x

NOTICE OF ELECTRONIC FILING
(Consensual Case)
(Uniform Rule § 208.4-a)

You have received this Notice because:

- The Plaintiff/Petitioner, whose name is listed above, has filed this case using the New York State Courts e-filing system, and
- You are a Defendant/Respondent (a party) in this case.

If you are represented by an attorney: give this Notice to your attorney (Attorneys: see "Information for Attorneys" pg. 2).

If you are not represented by an attorney: you are not required to e-file. You may serve and file documents in paper form and you must be served with documents in paper form. However, as a party without an attorney, you may participate in e-filing.

Benefits of E-Filing

You can:

- serve and file your documents electronically
- view your case file on-line
- limit your number of trips to the courthouse
- pay any court fees on-line.

There are no additional fees to file, view, or print your case records.

To sign up for e-filing or for more information about how e-filing works, you may:

- visit: www.nycourts.gov/efile-unrepresented or
- go to the Help Center or Clerk's Office at the court where the case was filed. To find legal information to help you represent yourself visit www.nycourthelp.gov

Information for Attorneys

An attorney representing a party who is served with this notice must either consent or decline consent to electronic filing and service through NYSCEF for this case.

Attorneys registered with NYSCEF may record their consent electronically in the manner provided at the NYSCEF site. Attorneys not registered with NYSCEF but intending to participate in e-filing must first create a NYSCEF account and obtain a user ID and password prior to recording their consent by going to www.nycourts.gov/efile.

Attorneys declining to consent must file with the court and serve on all parties of record a declination of consent.

For additional information about electronic filing and to create a NYSCEF account, visit the NYSCEF website at www.nycourts.gov/efile or contact the NYSCEF Resource Center (phone: 646-386-3033; e-mail: nyscef@nycourts.gov).

Dated: February 1, 2024

Brian McCaffrey
Name

McCaffrey & Associates, P.C
Firm Name

88-18 Sutphin Blvd, 1st Floor
Jamaica, NY 11435
Address

718-480-8280
Phone

info@mynylawfirm.com
E-Mail

To: Joan Sebastian Zuluaga Velasq

51 E Clifford Place 2nd FL RM2I

Bronx, New York 10453

Carla Daniela Castillo Alvarez
51 E Clifford Place
2nd FL RM 2B
Bronx, New York 10453

John Doe
51 E Clifford Place
2nd FL RM 2B
Bronx, New York 10453

Jane Doe
51 E Clifford Place
2nd FL RM 2B
Bronx, New York 10453

Tribunal Civil de la Ciudad de Nueva York
Condado de:

----------x

Cinthia Henriquez

Parte Demandante,

-contra-

Joan Sebastian Zuluaga Velasquez,
Carla Daniel Castillo Alvarez, John Doe and Jane Doe

Número de índice:

Parte Demandada

----------x

Aviso Presentación Electrónica
(Causa mutuo acuerdo)
(Regla Uniforme § 208.4-a)

Ha recibido este aviso porque:

- La parte demandante anteriormente nombrada ha iniciado este caso utilizando el sistema de presentación electrónica de demandas (e-filing) de los Tribunales del estado de Nueva York, y

- Usted es una de las partes demandadas en esta causa.

Si cuenta con representación legal: entréguele este aviso a su abogado(a) (Abogados: véase "Información para Abogados" en la segunda página.)

Si no cuenta con representación legal: no se le requiere presentar su demanda por medios electrónicos. Podrá presentar y entregar sus documentos impresos. No obstante como una de las partes del caso podrá presentar su causa por medios electrónicos.

Beneficios de la presentación electrónica (e-filing)

Puede:

- entregar y presentar sus documentos por medios electrónicos
- ver su caso en línea
- limitar sus viajes al tribunal
- pagar costos judiciales en línea

No hay cobros adicionales para presentar, ver o imprimir el expediente judicial.

Para inscribirse en la presentación electrónica (e-filing) o para más información sobre cómo funciona:

visite: https://iapps.courts.state.ny.us/nyscef/UnRepresentedHome o

Preséntese al centro de ayuda o a la secretaría del tribunal. Para información legal para litigantes por derecho propio visite: www.nycourthelp.gov

Información Para Abogados(as)

El(la) abogado(a) que represente a una de las partes de una demanda ya notificada de este aviso debe aceptar o rechazar la presentación y la entrega electrónica de los documentos a través del sistema de presentación electrónica de demandas (e-filing) de los Tribunales del estado de NY (NYSCEF)

Los/las abogados(as) registrados(as) con el NYSCEF pueden dar su consentimiento por medio electrónico según las directivas dadas en el sitio web del NYSCEF. Los/las abogados(as) que no están registrados(as) con el NYSCEF con intenciones de participar en la presentación electrónica deberán crear una cuenta y obtener una identificación de usuario y contraseña en http://www.nycourts.gov/efile antes de dar su consentimiento

Los/las abogados(as) que se nieguen a dar su consentimiento de entrega deben presentar al tribunal y a todo participante un aviso de la declinación de consentimiento.

Para más información sobre la presentación electrónica de demandas o sobre cómo crear una cuenta NYSCEF, visite el sitio web http://www.nycourts.gov/efile o comuníquese con el Centro de Recursos del NYSCEF (teléfono: 646-386-3033; correo electrónico: nyscef@nycourts.gov)

Fechado: Febrero 1, 2024

Nombre Brian McCaffrey

Dirección 88-18 Sutphin Blvd 1st Fl
Jamaica , NY 11435

Nombre del Bufete de Abogados
McCaffrey & Associates P.C

Teléfono 718-480-8280

Correo Electrónico
info@mynylawfirm.com

Para: Joan Sebastian Zuluaga Velasquez
51 E clifford Place, 2nd FL, room 2B
Bronx NY 10453

Carla Daniela Castillo Alvarez
51 E Clifford Place
2nd FL, Room 2B
Bronx, NY 10453

John Doe
51 E Clifford Place
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Attorney for Petitioner

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